

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**July 18, 2013**



**Easement Release case no. ER13-01: Sherwood Healthcare, Inc.**

**CASE DESCRIPTION:** a request to release three 10-foot wide public drainage easements extending across Lot 1 in Block 1 of Sherwood #1 Subdivision and/or a portion of Bryan Hospital Tract

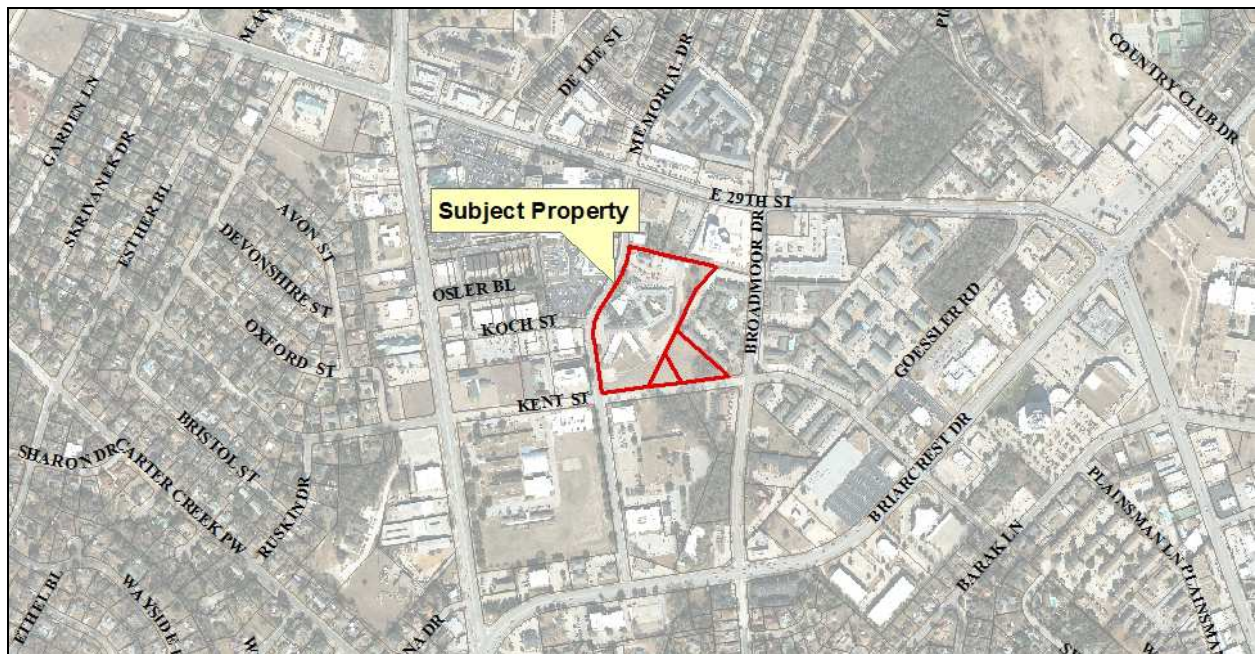
**LOCATION:** 8.238 acres of land located at the northeast corner of Memorial Drive and Kent Street and currently addressed as 1401 Memorial Drive

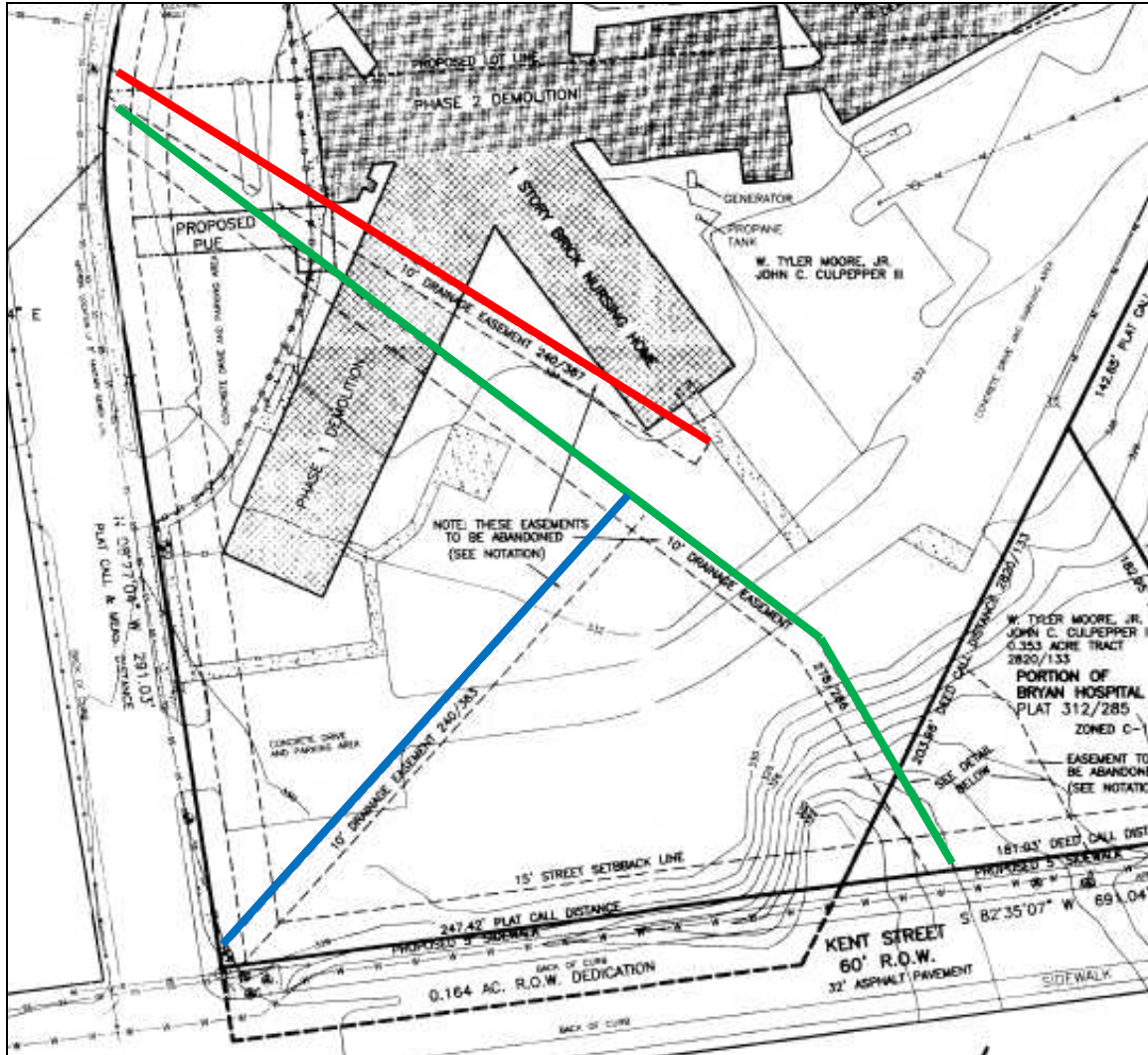
**APPLICANT(S):** Lawrence J. Haskins

**AGENT:** Kerr Surveying, LLC

**STAFF CONTACT:** Randy Haynes, Project Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the release of these public drainage easements, as requested.





**BACKGROUND:**

Only Bryan's City Council can authorize the release of easements intended for public use that were dedicated by a legal instrument other than a subdivision plat. The Planning and Zoning Commission is asked to make a recommendation to the City Council regarding all easement release requests.

In September 1964 and May 1969 three 10-foot wide drainage easements were granted by W.T. Moore and J.C. Culpepper to the City of Bryan relating to the development of the Sherwood Nursing home at 1401 Memorial Drive. These three easements are depicted in the illustration above and are now proposed to be released; they are:

1. a drainage easement 10-feet wide and 455 feet in length recorded in Volume 278, Page 286 of the Official Records of Brazos County; and
2. a drainage easement 10-feet wide and 240 feet in length recorded in Volume 240, Page 363 of the Official Records of Brazos County; and
3. a drainage easement 10-feet wide and 280 feet in length recorded in Volume 240, Page 367 of the Official Records of Brazos County.

The applicants are proposing to redevelop the subject property which will require storm water management in compliance with current regulations. No public drainage facilities are currently located within these easements and City staff does not foresee a future need for possible future use of these easements for public drainage purposes.

The Site Development Review Committee and staff recommend **approving** the release of these three drainage easements, as requested.